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**IN THE UNITED STATES BANKRUPTCY COURT  
 FOR THE WESTERN DISTRICT OF PENNSYLVANIA**

FILED  
 12/15/22 2:04 pm  
 CLERK  
 U.S. BANKRUPTCY  
 COURT - WDP

In re: : Case No.: 20-22585-GLT  
 : Chapter: 13  
 Paul Anthony Ionadi :  
 :  
 :  
 :  
 Debtor(s). : Date: 12/14/2022  
 : Time: 09:00

**PROCEEDING MEMO**

**MATTER:** #93 Amended Motion for Relief from the Automatic Stay filed by Northwest Bank f/k/a Northwest Savings Bank  
 # 98 - Response filed by the Ch.13 Trustee  
 # 99- Response filed by the Debtor

# 96 Application to Employ Joseph Howard and Howard Hanna as Real Estate Agent  
 #100 CNO Filed

**APPEARANCES:**

Debtor: Andrew Pratt  
 Trustee: James Warmbrodt  
 Northwest: Preston Jaquish

**NOTES:** [9:49]

\*Motion for Relief from Automatic Stay\*

Jaquish: Would like to get the bank's mortgage payments paid. Asking to cure the bank's deficiency within 45 days, and then have the actual plan arrears cured within 6 months. Willing to continue motion until that occurs.

Pratt: Agrees with Jaquish.

Warmbrodt: Currently there have not been paid funds for December and there is not going to be a distribution made this month.

\*Broker Application\*

Pratt: Even though the schedules list the property at \$34,000, thinks \$110,000 is a fair price.

Court: Concern about price. Also, questions 7% commission.

**OUTCOME:**

1) For the reasons stated on the record, on or before December 21, 2022, the parties shall submit a proposed form of order under certification of counsel, providing that, among other things:

- a. The *Amended Motion for Relief from the Automatic Stay* [Dkt.No. 93] is continued to February 8, 2023 at 9 a.m.;
- b. Northwest Bank shall submit a status report on or before February 1, 2023; and
- c. All such other terms as the parties may reasonably agree.

[Text order].

2) For the reasons stated on the record, the *Application to Employ Joseph Howard and Howard Hanna as Real Estate Agent* [Dkt. No. 96] is APPROVED as modified. Notwithstanding anything in the Listing Agreement, Application, or this Order to the contrary:

- a. The broker's commission is tentatively set at 6%;
- b. The Court reserves right to revisit the commission upon approval of a sale transaction involving the property at 4944

Glenwood Avenue, Pittsburgh PA 15207;

- c. On or before December 21, 2022, Debtor's counsel shall file a supplement to the Listing Agreement; and

d. On or before January 13, 2023, the Broker shall submit a status report detailing the marketing effort, and any sale activity regarding the property.  
 [Chambers to prepare].

**DATED:** 12/14/2022